

44-1131

37-166

LESTER T. JOLOVITZ

016023

TRANSFER  
TAX  
PAID

of Waterville, County of Kennebec, State of Maine  
(being unmarried) for consideration paid, grant to ~~with~~ CHARLES W. UNDERWOOD and

THERESA M. UNDERWOOD

of P.O. Box 455, Waterville, Maine 04901  
with warranty covenants, as joint tenants, the land in Waterville,  
County of Kennebec, State of Maine, bounded and described as follows,  
to wit:

Commencing in the southerly line of Barnet Avenue at a steel pin 250 feet westerly of the northwest corner of land conveyed from the herein grantor to Percy B. Smith, Jr. and Natalie S. Smith dated June 8, 1989; thence S 12°38' W a distance of 143.3 feet to a steel pin and land now or formerly of Carmella A. Rossignol; thence N 77°31' W a distance of 122 feet to a steel pin; thence N 11°26' E a distance of 142.1 feet to a steel pin in the southerly line of Barnet Avenue; thence S 78°04' E along the southerly line of Barnet Avenue a distance of 125 feet to the point of beginning.

Meaning and intending to convey Lot #15 as shown on plan entitled "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in Kennebec Registry of Deeds File # D89173.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The grantor herein does not hold himself responsible for enforcement of the forementioned restrictions.

37-166

WEEK-END STUDY GROUP

20th day of July 19 89

Lester T. Jolovitz

Kennebec

\$5.

July 20, 19 89

ss.  
Then personally appeared the above named Lester T. Jolovitz

and acknowledged the foregoing instrument to be  
RECEIVED RETURNED SS.  
1000 44

his

free act and deed,

1989 JUL 24 AM 9:00 Before me,

ATTEST: *James C. McManis*  
REGISTER OF DEEDS

Julie L. Bureau

*Notary Public*